

Fence FACTsheet

Crescent Park HomeOwners' Association, Inc.

Approved by the Board and ACC

12-NOV-2008

FENCES

Fences require approval by the ACC. Include a copy of your property survey with the outline of the proposed fence drawn along with any neighboring fences identified. Add all pertinent location measurements, distance to lot lines, setbacks, type of fence material, height, show any tapers or steps, include a sketch or brochure depicting style, color card/sample and any additional landscape screening.

Acceptable fencing:

- Privacy and Semi-Privacy styles in Vinyl or HDPE. Height shall be six (6) feet. Acceptable UV stabilized fade-resistant colors are white or tan. For tan color choice, one must request the HOA's Fence Color-Palette from the ACC to color match to the brand fence you propose to use.
- Ornamental styles in Aluminum, Steel, Vinyl or HDPE. Similar to the Community perimeter fence. Acceptable UV stabilized fade-resistant colors are white or black. For perimeter lots, excluding lakeside, the height can be either five (5) feet or six (6) feet. For interior lots the height shall be six (6) feet.

Lakeside lots must use this type of fence, at a height of four (4) feet and the color is to be black. This provides "view protection" of lake for adjacent properties.

- Brick Wall. Similar in style to the Community perimeter brick wall. Acceptable on perimeter lots that back up to Community brick wall. Height can be either five (5) feet or six (6) feet.
- Decorative Post & Rail or Picket styles. Permitted if location, style and height (3 feet or less) do not detract from the aesthetics of the surrounding properties. These typically surround garden features and are not acceptable as property perimeter or utility fencing. ACC approval not required for this type.

Wooden fences are no longer permitted.

Existing wooden fences, deemed in good condition by the HOA, which have not incurred more than 25% repair, will be evaluated on a case by case basis. Those permitted to remain may require 2 coats of a solid-color latex stain on all sides and properly maintained thereafter until such time that it is required to be removed or replaced with currently approved fencing. You must request the HOA's Fence Color-Palette from the ACC for stain color choices to match to. You may need to apply stain to a small test area first to determine if it closely matches to the HOA's Fence Color-Palette choices.

Chain link fences are not permitted.

Location:

- Fences shall be placed along the lot lines (offset 2 to 3 inches within) and are preferred to be located within the rear yard area.
- It may extend forward along the side lot line no further than the middle of that side of the house.
- Additionally, the fence may not extend forward along the side lot line any closer than three (3) feet to the adjacent home's front wall face.
- Variances will be considered for properties that can support boat storage within side yard, to enclose garage side door, or for non-standard lot shapes.
- On corner lots where the rear yard and/or side yard are bordered by streets, the fence generally may not extend beyond the building boundary line (beyond the width of the home). If a fence extension from the rear corner of the home to within three (3) feet of the street-side easement is desired, the ACC will evaluate on a case by case basis.

Finishing Details:

The finished "good" side of the fence must face out and posts face inside. Certain architectural fences may have posts centered between panels and this is acceptable.

Posts shall be set or trimmed to within two (2) inches of the fence top before addition of caps or finials.

If the fence meets a brick perimeter wall (cannot tie into wall), taper or step the fence at a ratio no greater than one (1) foot drop in the vertical height to three (3) foot in horizontal length, so that the top of fence or post is below the top of the brick wall. Method chosen must be indicated on application, if required.

If 25% of a fence falls into disrepair, then the entire fence must be brought into compliance with these Guidelines.

Contact your neighbors for permission if you desire to connect your fence to theirs.

Utilities Screening:

All A/C, propane tank, pool/spa equipment and other utilities shall be screened from view from street, adjacent neighbors and common areas. Use of landscaping or a utility fence enclosure at a minimum of 3 feet high to a maximum of 5 feet high may be used. Utility enclosure fencing shall be privacy or semi-privacy style in Vinyl or HDPE material. Side panels should not extend out from house more than one (1) foot beyond equipment. Full lattice or trellis panels are acceptable if covered with vines.

Please contact the Architectural Committee if you have any questions or special circumstances.

email: acc@crescent-park.net